

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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2. NORTH 25 DEGREES 01 MINUTES 11 SECONDS WEST 200.00 FEET TO A POINT, SAID POINT BEING SOUTH 73 DEGREES 52 MINUTES 08 SECONDS WEST 25.21 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);
3. NORTH 25 DEGREES 01 MINUTES 11 SECONDS WEST 53.40 FEET TO A POINT;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1717.57 FEET (CHORD BEARING NORTH 31 DEGREES 25 MINUTES 42 SECONDS WEST 381.73 FEET, WITH A DELTA ANGLE OF 12 DEGREES 45 MINUTES 37 SECONDS) AN ARC DISTANCE OF 382.52 FEET TO A POINT AT THE INTERSECTION OF SUNDALE ROAD AND THE SOUTH LINE OF A 13 FEET WIDE ALLEY (KNOWN AS FIRST STREET);

THENCE LEAVING THE SAID SUNDALE ROAD AND WITH THE SOUTH LINE OF THE SAID 13 FEET WIDE ALLEY THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 52 DEGREES 13 MINUTES 40 SECONDS EAST 840.08 FEET TO A MAG NAIL SET, PASSING A MAG NAIL SET AT 20.00 FEET;
2. NORTH 52 DEGREES 15 MINUTES 07 SECONDS EAST 282.39 FEET TO THE PLACE OF BEGINNING;

CONTAINING 21.167 ACRES TOTAL, WITH 1.881 ACRES IN PARCEL NUMBER 66-16-01-06-000, 3.090 ACRES IN PARCEL NUMBER 66-16-01-07-000, 0.622 ACRES IN PARCEL NUMBER 66-16-01-24-000, 3.334 ACRES IN PARCEL NUMBER 66-16-01-25-000, 8.142 ACRES IN PARCEL NUMBER 66-16-01-26-000, 2.002 ACRES IN PARCEL NUMBER 66-16-01-27-000, 0.849 ACRES IN PARCEL NUMBER 66-16-01-28-000, AND 1.247 ACRES IN PARCEL NUMBER 66-16-01-33-000 (ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SUNDALE ROAD AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11TH DAY OF OCTOBER 2021, FROM A FIELD SURVEY COMPLETED ON THE 11TH DAY OF OCTOBER 2021.

OFFICE COPY

NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

DESCRIPTION

APPROVED

By: *A. H. 10/11/21*

